



Adelaide City Council

Community Land Management Plan

Lombard Street Community Open Space



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Community Land Management Plan

Lombard Street Community Open Space

1. Introduction

Section 193 of the *Local Government Act 1999* (the **Act**) states that land owned by a council or under a council's care, control and management is classified as **community land**.

Section 196 of the Act requires a council to manage Community Land in accordance with a **management plan** for the land.

The Corporation of the City of Adelaide acquired the land described in Certificate of Title Volume 6088 Folio 309 (the **Land**) as the result of the road closure of the eastern portion of Lombard Street North Adelaide (that portion of Lombard Street formerly between O'Connell Street and Fenchurch Street).

The Land is the subject of this Community Land Management Plan (CLMP) and is referred to as the ***Lombard Street Community Open Space***. Appendices A and B show the location and extent of the Lombard Street Community Open Space.

Section 196 of the Act sets out the structure, content and other matters relevant to the CLMP. The CLMP has been prepared in accordance with that Section of the Act.

2. Description of the Land

The eastern end of Lombard Street North Adelaide was closed as public road in May 1980 (refer to the South Australian Government Gazette of 29 May, 1980).

The Corporation of the City of Adelaide was issued with the Certificate of Title for the closed road (the Land) on 19 December 2011. A copy of the Certificate of Title is shown as Appendix C.

The Land is a small open space grassed area of dimensions approximately 28 metres by 9 metres, which represents an area of about 254 square metres. The site is maintained by the Corporation of the City of Adelaide.

The following facilities/amenities are located on the area:

- Two brick paved pathways on the north and south perimeter of the grassed area;
- A 'double sided' park bench fronting O'Connell Street;
- A single litter bin;
- Four lamp posts.

Doors from the adjoining buildings on the northern and southern sides of the Land lead directly onto the Land. These buildings are currently occupied by restaurants.

The verandah on the building abutting the southern side of the Land encroaches onto the Land. The veranda encroachment is subject to a formal Development Approval (Number 400360 in 1994). There is no encroachment permit in place.

2. Current uses of the Land

The Land is currently available for use as a public space, and is used mainly as a pedestrian thoroughfare between O'Connell Street and the streets to the east of O'Connell Street.

3. Details of the Community Land Management Plan

3.1 Identification of the Land (pursuant to Section 196(3)(a) of the Act)

Name of Property: Lombard Street Community Open Space

Location: Eastern end of Lombard Street between O'Connell Street and Fenchurch Street, North Adelaide

Certificate of Title: Volume 6088 Folio 309

3.2 Owner of the Land (pursuant to Section 196(4) of the Act)

The Corporation of the City of Adelaide is the owner of the property.

3.3 Purpose for which Land is held (pursuant to Section 196(3)(b) of the Act)

The land is held for use as a public space. This encompasses passive uses such as:

- Community foot traffic thoroughfare
- Community seating and rest facilities
- Open space between buildings
- Planted garden space.

3.4 Proposed uses of the Land (pursuant to Section 196(3)(c) of the Act)

There is the potential for some limited and appropriate active uses such as:

- Restricted (non-exclusive use) outdoor dining, subject to the granting of licences.
 - Initiatives related to Council's activation projects and programs.
-

3.5 Objectives for management of the Land (pursuant to Section 196(3)(c) of the Act)

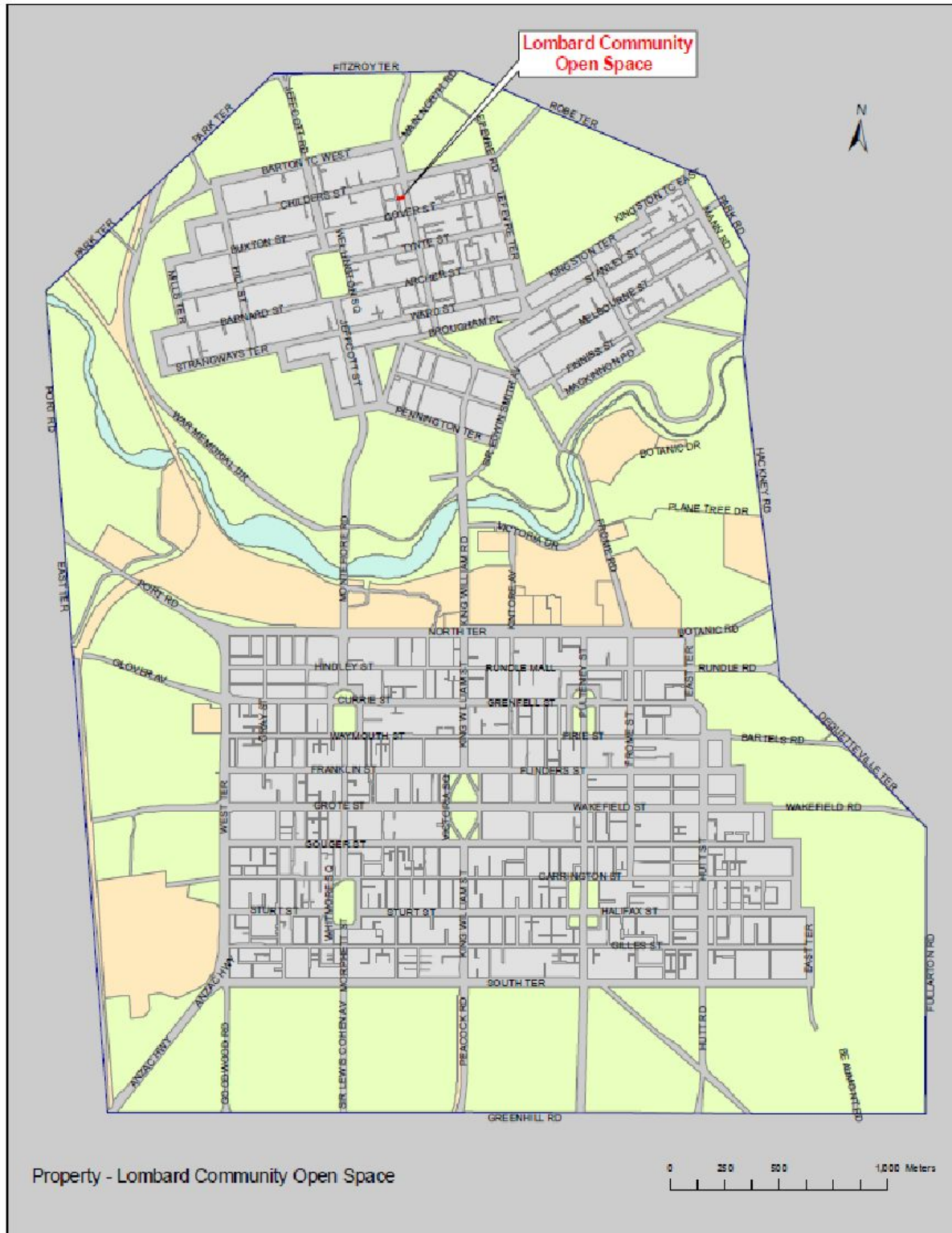
The objectives for management of the Land are to provide:

- An easy access and a convenient thoroughfare for pedestrians
- An aesthetically pleasing environment for visitors to the area
- A place for people to meet and enjoy the relaxed surroundings
- A place that is appropriate and pleasant for outdoor dining

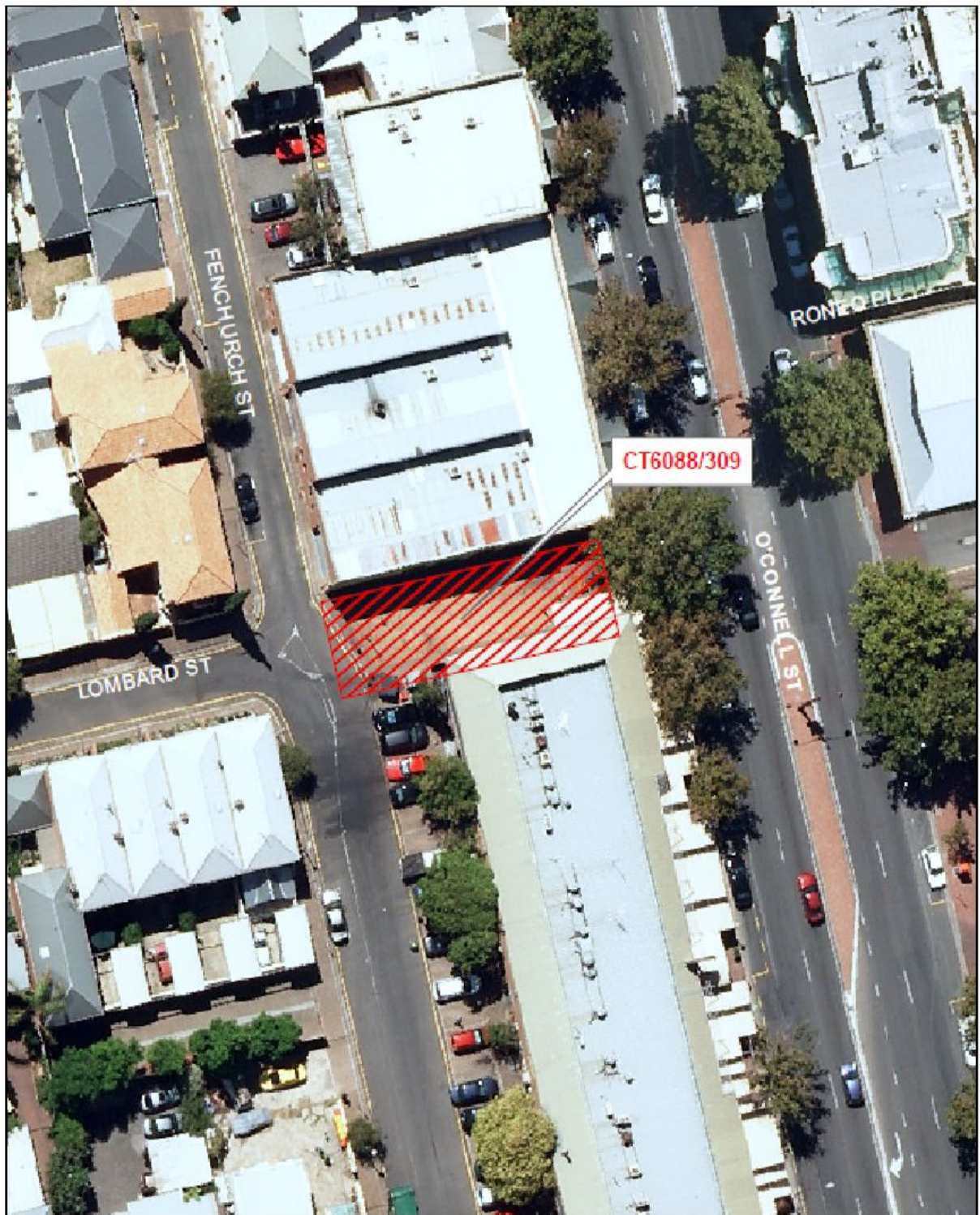
3.7 Performance targets and measures (pursuant to Section 196(3)(d) of the Act)

The Land is managed and maintained in accordance with Council's programmed work schedule.

Appendix A: Locality map for Lombard Street Community Open Space




Appendix B: Aerial photo showing extent of the Lombard Street Community Open Space.





Appendix C: Certificate of Title for Lombard Street Community Open Space.

CERTIFICATE OF TITLE
REAL PROPERTY ACT, 1886


South Australia

VOLUME 6088 FOLIO 309
Edition 1
Date Of Issue 19/12/2011
Authority VM: 11657100

I certify that the registered proprietor is the proprietor of an estate in fee simple (or such other estate or interest as is set forth) in the land within described subject to such encumbrances, liens or other interests set forth in the schedule of endorsements.


REGISTRAR-GENERAL 

REGISTERED PROPRIETOR IN FEE SIMPLE
THE CORPORATION OF THE CITY OF ADELAIDE OF GPO BOX 2252 ADELAIDE SA 5001

DESCRIPTION OF LAND
CLOSED ROAD MARKED A ROAD PLAN 7644
IN THE AREA NAMED NORTH ADELAIDE
HUNDRED OF YATALA

EASEMENTS
NIL

SCHEDULE OF ENDORSEMENTS
NIL

WARNING: BEFORE DEALING WITH THIS LAND, SEARCH THE CURRENT CERTIFICATE

PAGE 1 OF 2
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LGAb

